



## listing



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 409,834.81

### Konum

Ülke:	Portugal
Eyalet/Bölge/ Şehir:	Aveiro
Şehir/İlçe:	Vagos
Yayınlandı:	24.01.2026
Açıklama:	2-bedroom apartment – Praia da Vagueira

This apartment offers a luxurious and peaceful experience by the sea and the river. Carefully designed to maximize comfort and integration with nature, it is equipped with high-quality finishes, large balconies, and panoramic windows that allow a direct connection with the outside environment, enhancing the experience of living by the river.

This apartment combines modernity and sustainability, with architecture that prioritizes energy efficiency and the use of natural materials, providing an ideal home for those who value a lifestyle balanced between refinement and nature.

The balcony becomes a natural extension of the living room, offering the perfect outdoor space to relax and enjoy the sunset, as well as the serene landscapes of the region.

A heated communal swimming pool, strategically located, offers a magnificent view over the Aveiro estuary.

### Areas:

- Living area 86m<sup>2</sup>.
- 2 parking spaces in the basement.
- Balcony with 6m<sup>2</sup>.

### Layout:



- 1 suite, equipped with built-in wardrobe and full bathroom.
- 1 bedroom, equipped with built-in wardrobe.
- 1 full bathroom.
- Open-plan kitchen and living room.

#### Equipment:

- State-of-the-art double-anodized aluminum window frames with superior thermal and acoustic insulation, tilt-and-turn opening system, and certified double glazing.
- High-performance MultiSplit air conditioning, with units built into the ceiling.
- Exposed reinforced concrete construction for minimal maintenance and high resistance to natural phenomena, including earthquakes.
- Santos kitchen, equipped with induction hob, extractor fan, oven, microwave, refrigerator, dishwasher, and Kuppersbusch washing machine.
- High-efficiency heat pump and tank system for domestic hot water (DHW) production. Includes smart heating time management.
- Sanidusa wall-hung toilets with OLI flush plate, Sanidusa mixers or equivalent. Epoxy resin shower tray, Cosentino Dekton countertops.

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### Genel Bilgiler

Yatak odası:	2
Banyo:	2
Bitmiş metrekare:	86 m2
Arazi Büyüklüğü:	1013 m2

### Lease terms

Date Available:

### Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/ZAZY-T104691/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T104691/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 155687

